



Ralls County Missouri Land iAuction

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



BIDDING ENDS WEDNESDAY, MARCH 31ST AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

26437 Madisonville Road
Center, MO 63436

ACRES: 114

COUNTY: Ralls

PROPERTY DESCRIPTION:

As I have purchased another farm, I have decided to sell these 114± acres at an Internet-only Auction. *Seller: James J. Gibilterra Jr.*

Bidding ends Wednesday, March 31st at 10 AM.

These 114± flat to rolling wooded and tillable acres are conveniently located just 5.8 miles south of Center, MO and 14 miles from Blackjack Marina at the Mark Twain Lake. The land offers excellent hunting, fishing, and recreation opportunities with approximately 43.81 acres of highly productive cropland. The farm is selling with a farmer tenant in place and the buyer(s) of tracts 2 and 3 will receive the farm income for 2021. Great building spots and rural water and electricity are nearby. If you are looking for excellent hunting and income producing land near the Mark Twain Lake be sure to check this property out!

Tract 1: 32± gently rolling wooded and grassland acres. An ideal tract for hunting and recreation with nice building spots.

Tract 2: 27± acres with approximately 22.28 (per FSA) acres highly productive cropland. The balance of the land is woods and Spencer Creek.

Tract 3: 33± acres with approximately 21.53 (per FSA) acres of highly productive cropland. The balance of the is woods and Spencer Creek.

Tract 4: 22± gently rolling acres of pastureland, wooded draws, and pond with nice spots with views for a new home.



PRESENTED BY:

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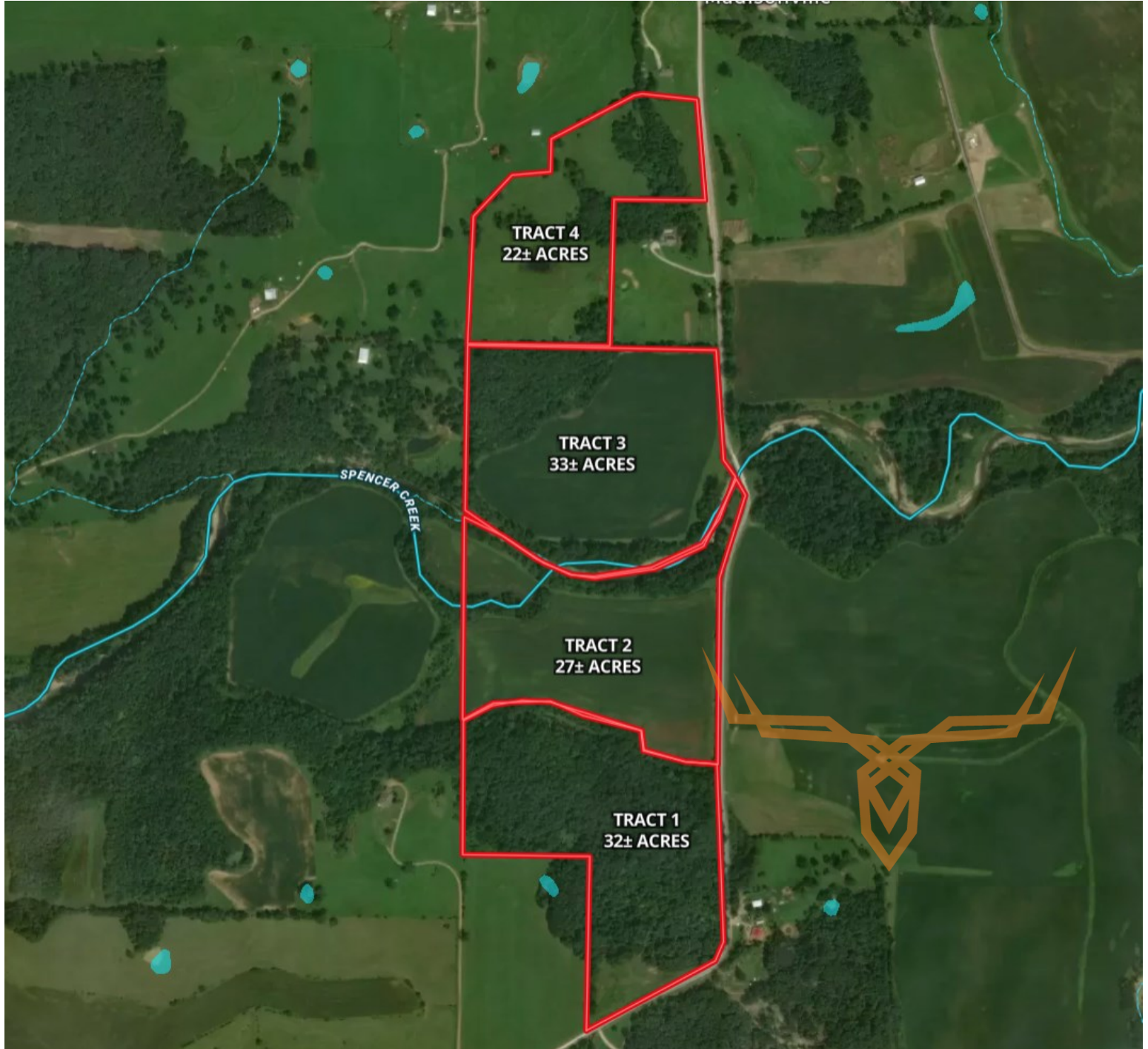
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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.